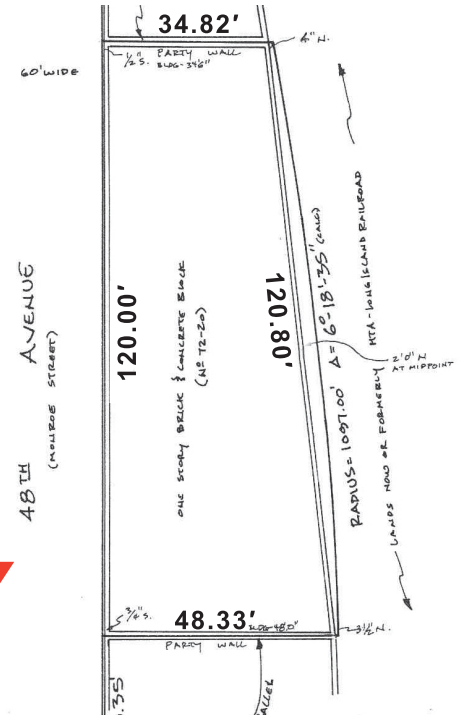


EXCLUSIVE

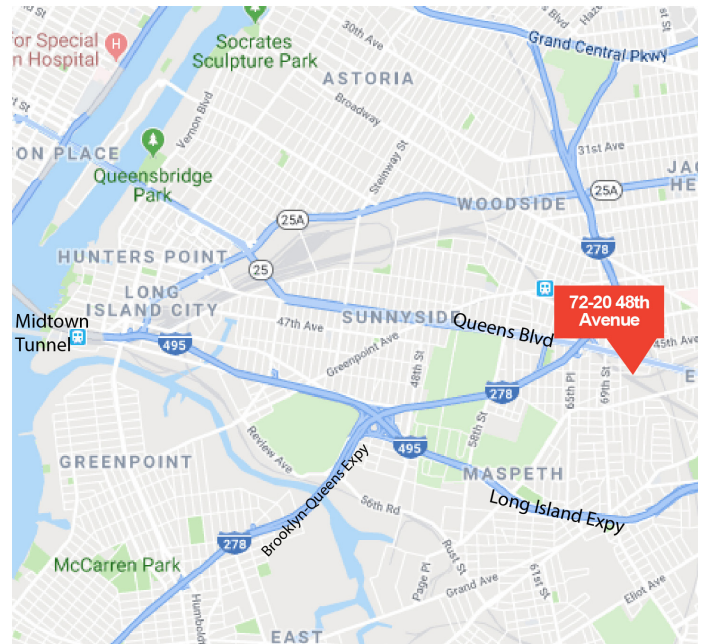
Single-Story **Sale** at BQE & Queens Boulevard **72-20 48th Avenue**

WOODSIDE, NY 11377



IMMEDIATE SALE - VACANT POSSESSION

- **4,920 SF GROUND FLOOR WAREHOUSE**
1,500 SF OFFICE/SHOWROOM
 - 2 DRIVE-IN DOORS
 - GAS HEAT / HVAC
 - 600 AMP ELECTRICAL SERVICE
 - ZONED M1-1
 - GOOD FOR: SALES / SERVICE / CONTRACTORS / GARAGE / DISTRIBUTION
 - MINUTES TO MANHATTAN, BRONX, BROOKLYN, & LONG ISLAND
-  **LONG ISLAND EXPY**
-  **BROOKLYN QUEENS EXPY**



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:
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